

Proposed Driveway Resolution for Hamilton Park

Policy Resolution: Defining Parameters for Assessing Suitability of Driveway Reconfiguration and Resurfacing.

Drive-way modifications for Hamilton Park

- 1) Shall be designed in a manner that will not support or compel the lateral parking of more than two cars.
 - a) Cars must always remain parked within originally built 16 ft width of driveways.
- 2) Depending on the size and configuration of the lot, **for larger lots (lots that have more than 15 ft of green space between neighbor's driveway** owner **may** modify the width of the driveway:
 - a) No more than 27ft. driveway width at curb.
 - b) No more than 24 ft driveway width on owners' side of sidewalk.
 - c) Shall not encroach/ connect to storm-water structures
 - d) Shall not cause displacement of original mail box.
 - e) Shall not surround mailbox post. (keep mailbox in grassy area).
 - f) Flange at curbside must be 18" wider than owners side driveway (on both sides of drive).
- 3) For **smaller lots**, driveways may be designed:
 - a) In a manner that will not support or compel the lateral parking of more than two cars.
 - b) So that cars must remain parked within original 16ft. width of driveways at all times.
 - c) Cumulative parallel width of Driveway modification shall not increase by more than 5ft. from original design.
 - d) Shall not encroach/ connect to or surround storm-water structures
 - e) Shall not encroach/ connect to or surround or cause displacement of original mailbox. (keep mailbox in grassy area).
 - f) Flange at curbside must be 18" wider than owners side driveway (on both sides of drive).
 - g) May not extend beyond the outer walls of the garage. With exception of the construction of squared or rounded walkway/footpath leading to side of home or front entrance.
- 4) Walkway/footpaths:
 - a) Shall be a seamless extension of driveway
 - b) Shall not have cumulative parallel width greater than 4ft. on either side of driveway except for section that branches off as sidewalk to side of home.
 - c) Shall not extend the whole length of driveway.
 - d) Whenever possible walkways should have curved features for aesthetics.

Driveway Reconfiguration and Resurfacing - Continued

- 5) Paving materials shall consist of concrete or brick or concrete pavers. Asphalt shall not be allowed.
- 6) Surfaces and coatings such as stains, concrete overlays may be used (color and texture subject to approval).
- 7) Easements (grassy area in front of sidewalks) shall not be paved.
- 8) All local setback ordinances must be adhered to.
- 9) All exterior modifications must first be submitted to Board of Directors for suitability review prior to commencement of work.







As you will note, most of the driveway modifying is done on owner side (non-easement side) of driveway and not on the apron. No more than five (5) feet is permitted total widening of non-easement side of driveway for ease of getting into and out of vehicle. Architectural style of homes elevations, standard lot width and length and front yard configuration does not support lateral parking of three cars and is not suitable for approval.

